



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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198 Panorama Hills Close NW  
Calgary, Alberta

MLS # A2251212



\$714,500

|             |                                                                                                                                                                |            |     |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                                                                                     | Water:     | -   |
| Floors:     | Vinyl Plank                                                                                                                                                    | Sewer:     | -   |
| Roof:       | Asphalt                                                                                                                                                        | Condo Fee: | -   |
| Basement:   | Full, Unfinished                                                                                                                                               | LLD:       | -   |
| Exterior:   | Vinyl Siding                                                                                                                                                   | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                                                | Utilities: | -   |
| Features:   | Central Vacuum, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s) |            |     |
| Inclusions: | Fire pit, Gas BBQ, Shed                                                                                                                                        |            |     |

Welcome to this beautifully maintained Stepper-built home in the desirable community of Panorama Hills Estates. This home is set on a pie-shaped lot on a peaceful street just steps from a playground and green space. The front entry opens to a bright seating area with soaring ‘ ceilings and a formal dining space, perfect for gatherings. From here, the floor plan flows seamlessly into the kitchen with quartz countertops, featuring a centre island, upgraded farmhouse sink, new stainless steel appliances purchased in 2023 (fridge warranty till July 2027 & stove warranty till February 2027), and a spacious pantry. A casual dining nook overlooks the back yard, while the living room with its cozy fireplace creates a warm, inviting atmosphere. A spacious 2 piece bathroom with built-in cabinetry, has the space to become a main floor full bathroom. Convenient laundry with a brand-new washer & dryer (purchased in 2023- warranty to March 2028). Upstairs, the spacious primary suite easily accommodates a king-sized bed and enjoys peaceful views of the green space. Two additional generous sized bedrooms, including one with custom shelving, and a full bathroom with quartz countertops complete the level. The professionally landscaped backyard offers an expansive deck, gas BBQ, fire pit, shed, and storage under the deck&mdash;perfect for entertaining. Additional upgrades include a new furnace, tankless hot water system, new lighting throughout most of the house and the exterior of the garage, new roof, eaves, trim, window/door screens, and a new garage door (all completed 2024-25). With over 1800 square feet of developed space, original owners, and pride of ownership throughout, this home is move-in ready and a true gem in Panorama Hills Estates.